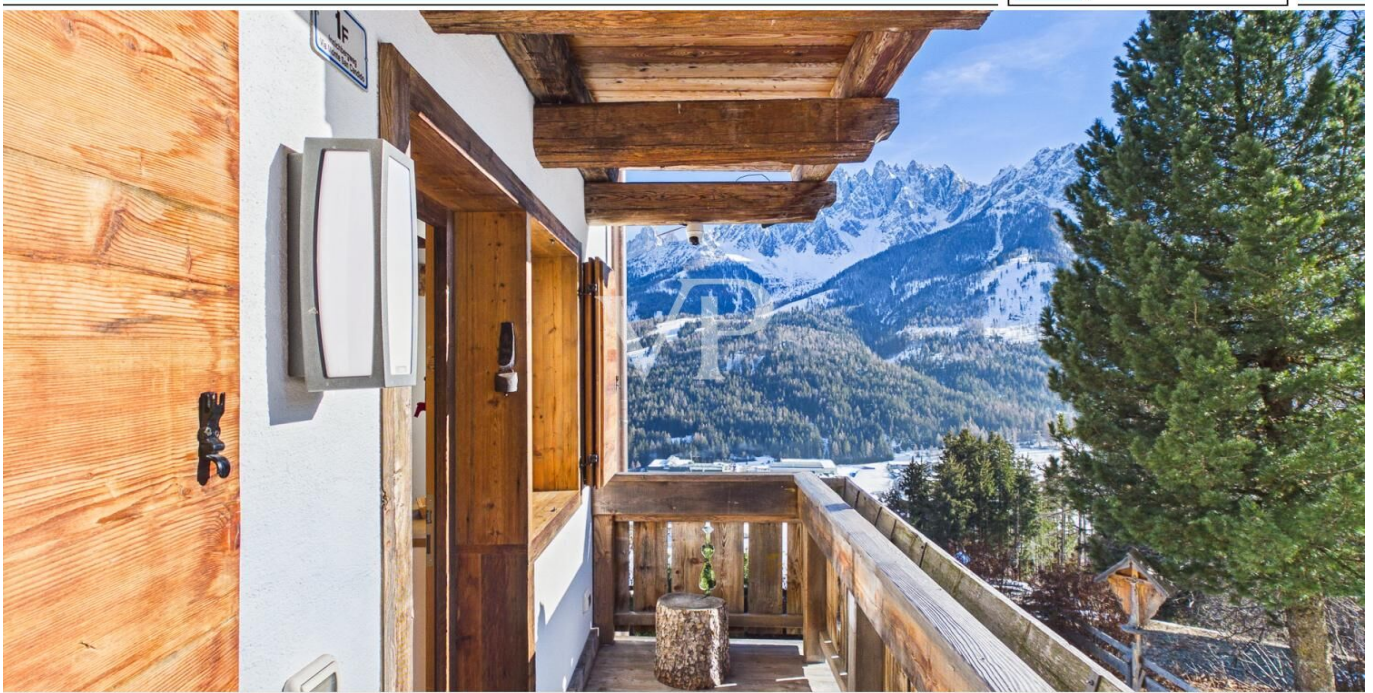


San Candido - Südtirol [Trentino-Alto Adige]

Alpine elegance with a view of the valley

Property ID: IT264152847



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PURCHASE PRICE: 800.000 EUR • ROOMS: 3

Property ID: IT264152847 - 39038 San Candido - Südtirol [Trentino-Alto Adige]

- **At a glance**
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At a glance

Property ID	IT264152847
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2012

Purchase Price	800.000 EUR
Commission	5% + VAT
Total Space	ca. 90 m ²
Usable Space	ca. 60 m ²
Equipment	Terrace, Fireplace, Balcony

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Energy Data

Energy Source	Pellet	Energy Certificate	Energy demand certificate
		Final Energy Demand	43.70 kWh/m²a
		Energy efficiency class	B

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The property



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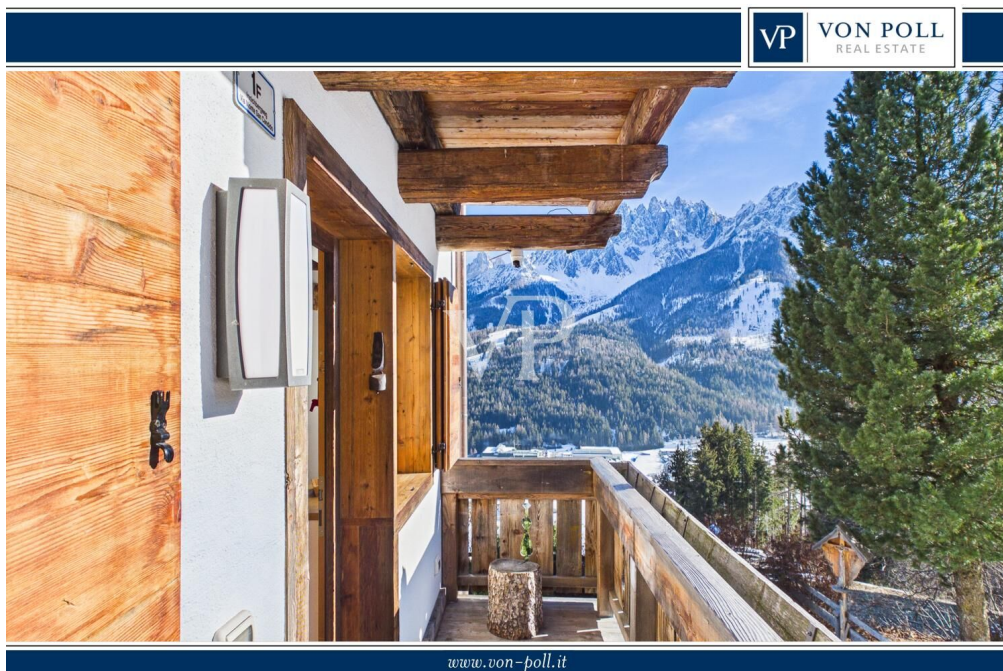
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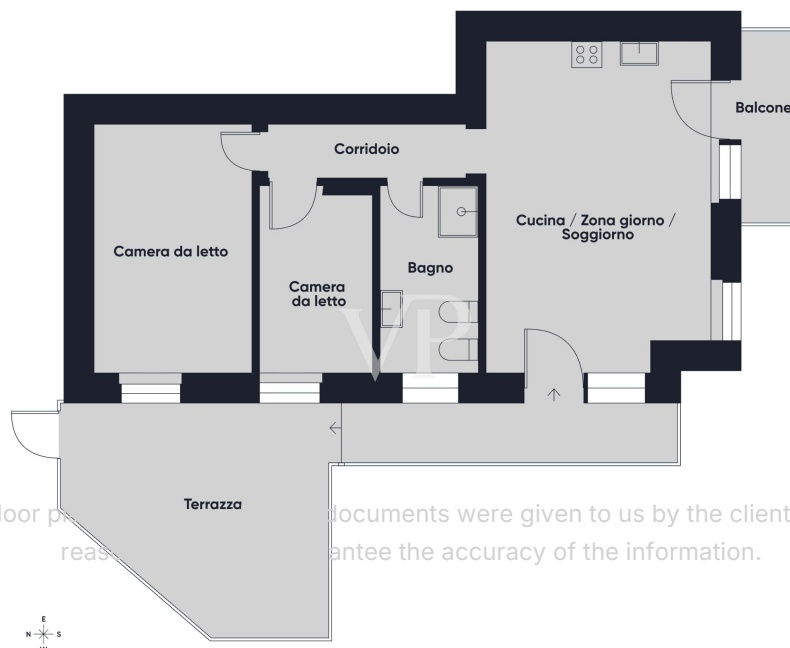
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The property



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Floor plans



This floor plan and the accompanying documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT264152847 - 39038 San Candido - Südtirol [Trentino-Alto Adige]

A first impression

In one of the most desirable locations in San Candido, nestled in the quiet and beauty of the Dolomites, is this prestigious mountain apartment that combines authentic alpine style, fine materials and extraordinary panoramic views of the valley.

Located on the second floor of a well-kept residence, the property stands out for the great brightness of its rooms and its privileged exposure that offers spectacular views of the surrounding alpine landscape. The apartment has been renovated with great attention to detail and enhanced by elegant custom-made furniture, made with natural materials and high-quality woods that give the spaces a warm and refined atmosphere.

The heart of the house is represented by a large open-plan living area that houses the living room and dining room, designed as a place for conviviality and relaxation. The high-quality wooden kitchen integrates harmoniously with the environment, while the traditional alpine living room creates a cozy corner and is already prepared for the possible installation of a fireplace, perfect for making winter evenings even more atmospheric.

The sleeping area includes two bedrooms, designed to offer comfort and tranquility, and an elegant bathroom with shower.

Outside, a terrace and a south-facing balcony allow you to fully enjoy the spectacular view of the valley and the sunshine that accompanies the day, turning every moment into a unique experience among the mountains.

A covered parking space, an outdoor parking space and a cellar complete the property.

A rare property, ideal as an exclusive vacation home in the Dolomites or as a prestigious investment in one of the most sought-after locations in Val Pusteria.

Property ID: IT264152847 - 39038 San Candido - Südtirol [Trentino-Alto Adige]

Details of amenities

- Fully furnished
- Antique wood trim
- Exterior doors and windows worked with the original wood from the farmhouse
- Solid plank flooring of smoked and oiled antiques oak wood
- Handmade chandeliers

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All about the location

San Candido is the pearl of Alta Pusteria, a resort that offers the perfect balance of relaxation and dynamism. Renowned for its lively pedestrian area full of services, schools and state-of-the-art facilities, it is the ideal destination for those seeking an exclusive residence without sacrificing convenience. With excellent connections to the Monte Baranci ski area and bike paths connecting the entire valley, this resort guarantees a secure real estate investment and excellent livability all year round.

Property ID: IT264152847 - 39038 San Candido - Südtirol [Trentino-Alto Adige]

Contact partner

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